

## **MINUTES OF PLANNING AND ZONING COMMISSION**

7:00pm, Wednesday, August 18, 2004

Present were Richard Grant – Chair, Marsha Jones, Roger Shanks, and Tim Healy. Also present was Tim McCumber, Zoning Administrator.

Grant called the meeting to order. The chair asked if the meeting was properly noticed, which it had been. The minutes of July 21, 2004 meeting were considered. Motion to approve by Jones, seconded by Shanks with corrections. Motion approved.

The first item was to discuss and consider a Preliminary Concept Plan for Maple Bluff Estates, Steve & Donna Hasselberger, Owners. McCumber gave a staff report explaining the property is zoned ag and the owners would like to work with the town through the PAD process to make the site a mobile home park. He noted that the town would benefit as they would collect property taxes through a parking fee and rather than building permits, the town could create a hook-up fee rather than attempt to administer building permits for personal property. Grant noted because of the zoning codes, we have a number of requirements that makes each of these properties a candidate for Board of Appeals. Grant noted that the sanitation issues are related to Sauk County and that is not a part of our concern. Hasselberger brought some additional materials for the Commission and offered answer any questions the commission might have. He noted he wants to hear from them what they want to see as he considers whether to bring this into a PAD or if they decide to remain non-conforming. Grant noted that we would be best to avoid the legal system in this matter. He believes we can proceed in a friendly manner versus how some PAD's have proceeded in the past. He noted a similar property that traveled through the Board of Appeals process after a fire and they were denied a permit. A motion was made by Healy to encourage the applicant to pursue the PAD process. Shanks second. Motion passed.

Discuss and Consider Preliminary Concept Plan for condominium plan for Lots 1 & 2 with Coves Court Development of Summer Oaks PAD, Steve Scott. McCumber gave a staff report explaining the property owner has two sites which allow for duplexes on each lot. He wants to dispense with the property line and create a condominium site that would also share a sanitation system. This gives the owner more room to work with from a construction standpoint and would create larger yards for both structures. Mr. Scott noted lot #2 would create a 70' wide structure. Grant wanted to know how to create a PAD on top of a PAD. McCumber noted, it would become a separate PAD outside of the original PAD. This PAD is an easy one as the plan does not stray from the original intent of the first PAD. If it was a restaurant or a business proposal, it would stray from the PAD. Scott noted some particular matters on the site plan. Grant questioned the septic setback from the well. McCumber noted the setback on the original PAD from the well. Grant then questioned the elimination of the utility easement. Scott noted Alliant and Verizon, the water lines, are all set to the front of the properties. Grant asked how you vacate the easement and he noted that the utility companies own the easement and they have already agreed to vacate the easement. Grant wants Slavney to address how to lay a PAD over a PAD. McCumber will contact Slavney. . A motion was made by Jones to allow the applicant to pursue the PAD process. Shanks second. Motion passed.

Discuss and Consider dispensing with SmartGrowth Intergovernmental Meeting as based on recommendation from Mike Slavney, Town Planner. Grant read an email correspondence from Dana Jensen of Vandewalle & Associates noting the joint meeting with the Village went well and they were please with the Villages efforts and they are recommending that we hold off on a separate Intergovernmental meeting. They offered the Open House, possibly in November, is a good opportunity to invite those other parties that we considered last month. Shanks noted that he attended with Judy Ashford and Mike Slavney and felt the meeting went well. Healy moved that if dispense with the Intergovernmental Meeting based on Slavney's advice. Shanks second. Motion passed.

McCumber reported that we have issued 46 permits totaling \$5.1 million in value. He noted that so far in August we have matched the total issued in June and July.

Motion to Adjourn by Healy, seconded by Shanks. Motion carried.

Submitted by Tim McCumber, Zoning Administrator, Secretary